

## August 2023

21204, Towson, MD

### Sold Summary

	Aug 2023	Aug 2022	% Change
Sold Dollar Volume	\$11,900,100	\$7,174,400	65.87%
Avg Sold Price	\$722,187	\$446,837	61.62%
Median Sold Price	\$516,500	\$468,700	10.20%
Units Sold	16	16	0.00%
Avg Days on Market	44	17	158.82%
Avg List Price for Solds	\$743,756	\$448,400	65.87%
Avg SP to OLP Ratio	96.5%	97.7%	-1.27%
Ratio of Avg SP to Avg OLP	89.1%	96.8%	-8.00%
Attached Avg Sold Price	\$203,250	\$231,375	-12.16%
Detached Avg Sold Price	\$924,727	\$662,300	39.62%
Attached Units Sold	4	8	-50.00%
Detached Units Sold	11	8	37.50%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

### Inventory

	Aug 2023	Aug 2022	% Change
Active Listings	12	20	-40.00%
New Listings	11	17	-35.29%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	15	15	0.00%
All Pendings	15	20	-25.00%

### Financing (Sold)

Assumption	0
Cash	4
Conventional	9
FHA	1
Other	1
Owner	0
VA	1

### Days on Market (Sold)

0	0
1 to 10	6
11 to 20	2
21 to 30	2
31 to 60	4
61 to 90	1
91 to 120	0
121 to 180	0
181 to 360	0
361 to 720	1
721+	0

### Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	2	0	0	1
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	1	1	0	1
\$300K to \$399,999	0	0	0	0	0	0	1	1	0	2
\$400K to \$499,999	1	0	0	0	2	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	3	0	0	1	0	0
\$600K to \$799,999	0	0	1	0	1	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	1	0	0
\$1M to \$2,499,999	0	0	0	0	2	0	0	3	0	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>4</b>	<b>8</b>	<b>0</b>	<b>4</b>
Avg Sold Price	\$436,500	\$0	\$630,000	\$0	\$1,011,722	\$0	\$203,250			
Prev Year - Avg Sold Price	\$0	\$0	\$493,133	\$329,333	\$763,800	\$294,000	\$142,250			
Avg Sold % Change	0.00%	0.00%	27.75%	0.00%	32.46%	0.00%	42.88%			
Prev Year - # of Solds	0	0	3	3	5	1	4			

### Active Detail